

MAY 29 11 56 AM '96

ADMINISTRATRIX'S DEED

BK 301 PG 328
W.F. DAVIS CH. CLK.

This deed is made and entered into by and between ANN Y. WHITTEN, Administratrix of the Estate of Edward Lee Whitten, Sr., ANN Y. WHITTEN, AND EDWARD LEE WHITTEN, JR. as GRANTORS and JAMES ANDREW BROOME and wife, MARY ANN BROOME, as GRANTEEES, WITNESSETH THAT:

By virtue of the authority conferred on me, as Administratrix of the Estate of Edward Lee Whitten, Sr., Deceased, by the DECREE APPROVING REAL ESTATE CONTRACT AND CONFIRMING SALE entered in the Chancery Court of DeSoto County, Mississippi, in that certain cause styled Ann Y. Whitten, Administratrix of the Estate of Edward Lee Whitten, Sr., Deceased, Cause No. 94-8-925, and which Decree is dated March 19, 1996, and duly recorded in Minute Book 203, Page 1, on the Minutes of the Chancery Court of DeSoto County, Mississippi, I, Ann Y. Whitten, as Administratrix of said estate, in consideration of the sum of Forty-Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$43,750.00), do hereby convey to James Andrew Broome and wife, Mary Ann Broome, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following land lying and being situated in the City of Hernando, DeSoto County, Mississippi, to-wit:

The land and commercial building lying in Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi and being further described as: Beginning at the northwest corner of Lot 136, Town of Hernando; thence east along the north line of said lot a distance of 60.0

feet to the northeast corner of said lot; thence south along the east line of lots 136 and 137 a distance of 145.87 feet to the northeast corner of the Freddie Smith lot; thence west along the north line of said Freddie Smith lot a distance of 60 feet to a point; thence north along the west line of lot 136 and the projection thereof a distance of 145.87 feet to the point of beginning and containing 0.20 acres as shown on the survey of Daniel L. Murphy PLS dated May 24, 1996, and which survey reflects the above described lot as well as a lot adjacent thereto.

For the consideration stated aforesaid, Ann Y. Whitten and Edward Lee Whitten, Jr. do hereby join in this conveyance for the purpose of quitclaiming and releasing to the GRANTEES, James Andrew Broome and wife, Mary Ann Broome, any right, title and interest which they might have in and to the above described real property.

This conveyance and the warranty thereof is made subject to rights of ways and easements for public streets and public utilities including but not limited to that certain easement granted to the Town of Hernando, a Municipal Corporation, by Edward L. Whitten, Sr., by Easement Deed dated June 17, 1975, and duly recorded in Deed Book 110, Page 594, of the Land Records of Desoto County, Mississippi, located in the office of the Chancery Clerk of said county and state; to subdivision and zoning regulations in effect in the City of Hernando, to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property and to any unrecorded rights of ways or easements and any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey and/or inspection would

show.

Taxes and assessments against said property for the year 1996 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 28TH day of

May, 1996.

Ann Y. Whitten, Administratrix
ANN Y. WHITTEN, ADMINISTRATRIX
OF THE ESTATE OF EDWARD LEE WHITTEN, SR.

Ann Y. Whitten
ANN Y. WHITTEN

Edward Lee Whitten, Jr.
EDWARD LEE WHITTEN, JR.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 28th day of May, 1996, within my jurisdiction, the within named Ann Y. Whitten, who acknowledged that she is the Administratrix of the Estate of Edward Lee Whitten, Sr., and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]
Notary Public

(SEAL)

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999



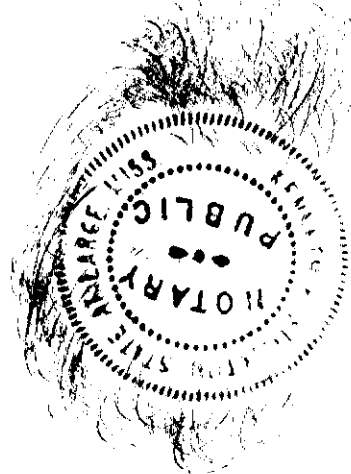
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 28th day of May, 1996, within my jurisdiction, the within named Ann Y. Whitten, who acknowledged that she executed the above and foregoing instrument.

[Signature]
Notary Public

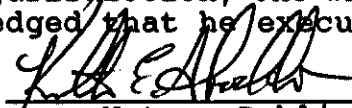
(SEAL)

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 28th day of May, 1996, within my jurisdiction, the within named Edward Lee Whitten, Jr., who acknowledged that he executed the above and foregoing instrument.


Notary Public

(SEAL)

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999



GRANTORS' ADDRESS:

Ann Y. Whitten
P. O. Box 544
Hernando, MS 38632
Home Tel. No.: 601-429-6631
Work Tel. No.: 601-562-3275

Edward Lee Whitten, Jr.
P. O. Box 568
Hernando, MS 38632
Home Tel. No.: 601-429-0541
Work Tel. No.: 601-342-4582

GRANTEES' ADDRESS:

2650 Williamsburg Lane
Hernando MS 38632

Hone Tel. No.: 601-429-6909
Work Tel. No.: N/A

PREPARED BY: Law Offices of A. Cinclair May
2565 Caffey Street - Suite 100
Hernando, MS 38632
601-429-5038

Indexing Instructions: Record in Town Lots 136 and 137, City of
Hernando, Mississippi.

94123.804

